



# MINUTES ARCHITECTURAL REVIEW BOARD

April 13, 2009

7:30 P.M.

City Hall, Council Chambers  
Fredericksburg, Virginia

Approved  
11 May 09  
CFN

## **MEMBERS**

Owen Lindauer, Chair  
Vernon Danielsen  
Lisa Peverill  
Barry Waldman  
Donna Chasen

## **MEMBERS ABSENT**

Robin Wood, Vice Chair

## **CITY STAFF**

Erik Nelson, Senior Planner  
Sheree Waddy, Recording Secretary

Mr. Lindauer called the Architectural Review Board to order at 7:30 p.m.

## **OPENING REMARKS**

Mr. Lindauer determined that a quorum was present. Mr. Nelson stated that public notice requirements had been met.

## **APPROVAL OF AGENDA**

Mr. Lindauer asked if there were additional items for the agenda. There were none.

Mr. Danielsen made a motion to accept the agenda as submitted. Ms. Chasen seconded. The motion carried unanimously.

## **REVIEW OF MINUTES**

Mr. Lindauer asked if there were any changes to the March 9, 2009 meeting minutes.

Mr. Waldman made a motion to accept the minutes as submitted. Ms. Chasen seconded. The motion carried unanimously.

## **DISCLOSURE OF EX PARTE COMMUNICATIONS**

Mr. Lindauer asked if any board member had a conflict of interest or had participated in ex parte communications on any of the agenda items. No one said that they had.

## **APPLICATIONS – REGULAR AGENDA**

### **1. 400 Princess Anne Street (Maureen Bartosh) – Awnings and signs**

The applicant was not present.

James Lawrence, 802 Caroline Street, said that the awnings would be a nice addition to the building.

Mr. Waldman said that the awnings were attractive, but the Board should consider two conditions: 1) that the awning hardware be installed in the mortar joints, and 2) that the screw holes from the temporary sign be repaired.

Ms. Peverill said she would have liked more clarification on how the proposed awnings would compare to the existing awning over the door.

Mr. Nelson said that the proposed awnings would fit underneath the existing cornice.

Mr. Waldman said that it appeared the two proposed awnings would project out a little further than the existing awning which would define the doorway.

Mr. Waldman said he found the proposed awnings and signs to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness, with the condition that the awning hardware be mounted in mortar joints, the temporary banner be removed and the screw holes to be filled and painted over. Ms. Chasen seconded. The motion carried unanimously.

### **2. 1115 Caroline Street (JLN Contracting) – Exterior alterations**

The applicant was represented by Mary Norris, Spotsylvania, Virginia.

James Lawrence, 802 Caroline Street, said the proposed glass panels would make the doors look better.

Mr. Waldman asked if the light fixture shown in the drawing was previously approved by the Board.

Mr. Lindauer asked staff for clarification on whether the light fixture was part of this application.

Mr. Nelson said that the light was on the previously approved application. He added that there is a new building code that requires emergency doors to be lit from the outside.

Mr. Danielsen said that the previously approved application stated the doors would remain intact. He said the doors were architecturally significant and that he would prefer to see them remain intact, but the addition of the beveled glass was not incompatible.

Mr. Waldman said that the approved sign application had stated there would be an "E" attached to the doors, he asked if that would still be the case.

Ms. Norris said that if the owner decided to use that same design the "E" it would be etched into the glass.

Mr. Danielsen said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness, with the condition that the removed wood door panels be numbered and stored on site. Ms. Chasen seconded. The motion carried unanimously.

### **3. 818 Sophia Street (Jeanette and Michael Woodcock) – Retaining wall**

The applicants were represented by Jay Holloway, Habalis Construction, Fredericksburg, Virginia.

James Lawrence, 802 Caroline Street, spoke in favor of the project.

Mr. Danielsen said that while he did not believe he needed to recuse himself he wanted to disclose that Mr. Holloway did some work for him at his home in the past.

Mr. Waldman asked if the railing that extends over the concrete retaining wall that runs along Sophia Street would remain.

Mr. Holloway said the stairs and railing would remain intact.

Mr. Waldman said he found the proposed retaining wall to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Ms. Chasen seconded. The motion carried unanimously.

### **4. 1311 Washington Avenue (Washington Avenue Holdings, LLC) – Exterior alterations**

The applicant was represented by James Jarrell, Operating Manager, Washington Avenue Holdings, LLC, Spotsylvania, VA.

There was no public comment.

Mr. Waldman asked if the Board was being asked to approve what appeared to be details relating to shape and design for the new porch railings.

Mr. Nelson said that the porch railings shown on the perspective are not accurate, but they were not going to change. He said the stair railings would be a similar design to the porch railings.

Mr. Lindauer complimented the applicant on submitting a detailed proposal. He said the original structure was being substantially enlarged, however, the additions were being done in a sensitive

manner. He said the removal of additions that did not add to the architectural integrity of the structure was not a concern for him.

Mr. Danielsen said he agreed with the Chair and added that considering the size of the lot and the existing structure, the size of the proposed addition was not inappropriate. He said he was concerned about the use of hardi-plank and AZEK.

Mr. Waldman asked for clarification as to whether the applicant was proposing to replace the aluminum siding with hardi-plank on the original structure.

Mr. Jarrell said that if they found that the wood underneath the aluminum was in good condition they would repair it, but if it was deteriorated they would prefer to use hardi-plank.

Mr. Waldman said that in the past the Board had approved hardi-plank and for use on additions. He said that the Board had also approved AZEK and considered it superior to other modern materials for trim details. Using the Secretary of the Interior's Standards definition both products could be considered replacement materials because they can be painted, shaped, and planed. He was not concerned with the materials being used on the proposed addition, however, he was concerned with the proposed windows and would like additional clarification on the window specifications. Mr. Waldman said he was hesitant to approve hardi-plank for the entire project until additional information was provided on the condition of the wood underneath the aluminum siding.

Mr. Lindauer asked Mr. Jarrell to clarify where he proposed to use hardi-plank, and the type of windows proposed.

Mr. Jarrell said that he appreciated the difference between new and old and proposed that if 80 percent of the wood was salvageable he would repair it otherwise he would like approval to use hardi-plank. He added that they planned to use double hung vinyl clad wood windows.

Ms. Chasen asked if wood would be used for the front porch.

Mr. Jarrell said that the wood deck would be replaced with AZEK, but the railing and columns would be wood.

Mr. Waldman said he found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness, with the condition that wood under the aluminum siding would be repaired on the historic structure, that vinyl clad wood windows be used, and that the shutters be appropriately sized and be operable or appear to be operable, with the appropriate hardware installed. Ms. Chasen seconded.

Mr. Waldman said he wanted to clarify that if the wood siding under the aluminum is seriously deteriorated the applicant can come back with proof of the deterioration and ask the Board to reconsider the use of hardi-plank.

Mr. Lindauer called for the vote. The motion carried unanimously.

**5. 102 Wolfe Street (Jeremy Buchanan) – Exterior alterations**

The applicant was present.

There was no public comment.

Mr. Danielsen clarified that the door to be removed was the door on the shed addition. He asked if the door was functional.

Mr. Nelson said no.

Ms. Peverill asked if the doorway will be filled with siding.

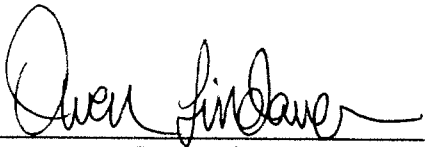
Mr. Nelson said yes.

Ms. Peverill said she found the proposed exterior alterations to be architecturally compatible with the historic aspects of the Historic District and made a motion to grant a Certificate of Appropriateness. Mr. Danielsen seconded. The motion carried unanimously.

**Other Business**

1. Planning Commission agenda – Mr. Nelson noted there were no items related to the Historic District on the agenda.
2. Transmittal of letter from Vern Danielsen – Mr. Nelson informed the Board that Mr. Danielsen had submitted his letter of resignation and that this would be his last meeting. Mr. Lindauer thanked Mr. Danielsen for his service and added that he would miss his contributions to the Board. Mr. Waldman said that he appreciated the polish and professionalism Mr. Danielsen had brought to the Board. Mr. Danielsen said he appreciated the Board's comments and had enjoyed his time as a member of the ARB.
3. Review of in-house training materials – Mr. Nelson transmitted a proposed table of contents and asked the Board to email their comments to him.
4. Informal review of 1122 Caroline Street – Mr. Nelson explained that the property owner wanted to construct a handicap ramp on the building. He said they planned to present their application at the next meeting.

The meeting adjourned at 8:31p.m.

  
Owen Lindauer, Chair